

**CITY OF BUFFALO URBAN RENEWAL AGENCY
BOARD MEETING MINUTES
901 CITY HALL**

MEETING DATE: August 28, 2018

MEMBERS AND OFFICERS PRESENT: Mayor Byron Brown, City of Buffalo Business
Brendan R. Mehaffy, Vice Chairman BURA
Timothy Ball, Corporation Counsel
Commissioner Donna Estrich
Mr. Domenic Bonifacio
Council Member Christopher Scanlon

MEMBERS ABSENT: Council President Darius Pridgen, City of Buffalo Business
Council Member Golombek

SECRETARY: Scott C. Billman

OTHERS PRESENT: Nona Watson, BURA Executive Director
Yvonne McCray, BURA Director of Housing
Tracy Cooley, FCA BURA Deputy Director
Tremeeka Deputy Director of Housing
Brenda Durfee, BURA, Maria Scinta, BURA,
Carley Mealey, BURA
Jocelyn Bos, People Inc.
Pastor Jenkins II, Zion MBC
Paul Habdmax, Zion MBC

Mr. Mehaffy called the meeting to order at 11:10 am. Commissioner Estrich made the motion to waive the reading of the minutes of the June 28, 2018 meeting, seconded by Mr. Ball and carried unanimously.

3. HOME

- 3a. Jefferson Avenue Apartments 1140 and 1160 Jefferson Avenue, People Inc. - Developer**
BURA Board Members approved a request to allocate \$500,000 in HOME funds to the developer or an entity formed by the developer for the specific purpose of the completion of the project at 1140 and 1160 Jefferson Avenue. This project will consist of new construction on two (2) Brownfield Clean Up sites running between Dodge and Northampton. The \$31 million dollar project will provide a total of eighty-nine (89) mixed income apartments. Eleven (11) units will be HOME assisted. Sixteen (16) units will be set aside for tenants with intellectual/developmental disabilities as well as individuals with mobility, visual and hearing impairments. The development will provide 17,000 square feet of commercial space, a large community room with a small kitchen, on-site laundry facilities, ample green space and off-street parking. People Inc. will administer a small recruitment and program service coordination office in the commercial space. This item is an unlisted action under SEQRA for which an uncoordinated review has been undertaken. A negative declaration was prepared for the Board's consideration and acceptance of which the Board accepted.

Mr. Ball made the motion to approve the SEQRA negative declaration, for Item 3a, seconded by Mr. Bonifacio and carried unanimously.

Council Member Scanlon made the motion to approve Item 3a, seconded by Commissioner Estrich and carried unanimously.

Commissioner Estrich made a motion to take items 3b and 3c together, seconded by Mr. Bonifacio and carried unanimously.

3b. Purdy Street Homeownership Initiative Project 150, 152, 160, 162, 164 Purdy Street, Raising the Standards CDC Developer, Zion Missionary Baptist Church – Owner

BURA Board Members approved a request to allocate \$582,274 in HOME funds to the developer or an entity formed by the developer for the specific purpose of the completion of the project at 150, 152, 160, 162, 164 Purdy Street. The Community Housing Development Organization (CHDO) project will consist of assembling five (5) vacant land parcels into two (2) buildable lots and constructing two (2) new 4-bedroom single family homes. Upon completion, the homes will be sold at an affordable price to qualified first-time homebuyers. All financing for the project will be HOME assisted.

3c. Raising the Standards CDC CHDO Operating Expenses

BURA Board Members approved a request to contract with Raising the Standards CDC for \$50,000 in Community Development Organization (CHDO) operating funds for 2018 - 2019. These operating funds are available as part of the annual HOME program allocation to assist agencies with active CHDO projects to meet operating costs. On August 7, 2018 the BURA Loan Committee approved an allocation of \$582,274 in HOME CHDO funds to Raising the Standards CDC for the Purdy Street Homeownership Initiative Project. The project consists of constructing two (2) new 4-bedroom homes and sold to qualified first-time homebuyers. The \$50,000 will assist Raising the Standards CDC in meeting operating expenses for the agency as the Purdy Street Homeownership Initiative Project proceeds.

Commissioner Estrich made the motion to approve Item 3b and 3c together, seconded by Mr. Bonifacio and carried unanimously.

4. DIVISION REPORTS

4a. Agenda Item 4 a,b,c - BURA Housing, FCA & Community Planning Updates (Informational Only)

The Division of Housing, Financial Control of Agencies and Planning provided general updates of their division activities to the BURA Board Members. Presentations were made by Director Yvonne McCray, Division of Housing, Mid Audit Report from Tracy Cooley, Deputy Director for Financial Control of Agencies ("FCA"), and Keith Lucas, Director of Planning.

There being no further business to discuss, Mr. Ball made the motion to adjourn the meeting, seconded by Commissioner Estrich and carried unanimously. The meeting was adjourned at 11:35 am.

Respectfully submitted,

By: *Nona B. Watson*
Nona B. Watson, Executive Director

Reported by: Risë Geller